

BOARD OF ASSESSORS
May 16, 2012
BEDFORD TOWN HALL

CALL TO ORDER: Chairman Bruce Murphy called the meeting to order at 7:00 PM in the second floor conference room.

ROLL CALL: Members Present: Chairman Bruce Murphy, Clerk John Linz, member Ron Cordes, and Associate Assessor Bruce Morgan.

GUESTS: None

MINUTES: The minutes for the open meeting of May 9, 2012, were provided. Ron Cordes made a motion to approve the minutes, seconded by John Linz. Without discussion, a unanimous vote was taken on the motion to approve the minutes as written.

BUSINESS:

1. The property at 47-53 Great Rd, for which an abatement application was previously denied, was reconsidered based on a request by the owner that included providing new information regarding income and expenses. The Board approved a value reduction to \$647,000 but the commercial/residential split was changed from 55/45 to 68/32, resulting in a denial because taxes did not decrease. The Board stated that all mixed use properties should have the percent split calculated on a square footage basis and that all mixed use properties should be inspected during the next few months.
2. Bruce Morgan gave brief updates on pending Appellate Tax Board cases, mostly related to granting of time extensions and conversations with taxpayers regarding providing income and expense data.
3. Bruce Morgan gave an update on the status of the vacant Assistant Assessor position. Announcements have been placed and three applications have been received. Procedurally, a Board member will be asked to participate in the second round of interviews sometime in the next several weeks.
4. The letter written by Mr. Robert Kalantari, dated 3/30/2012 and addressed to the Board of Selectmen, was reviewed. Data was presented by Bruce Morgan regarding changes in value in Mr. Kalantari's neighborhood from FY2011 to FY2012. The Board asked Bruce to do a more extensive analysis and to include sales from 2010 as part of that work.
5. The valuation work done by Patriot Properties for the FY2012 revaluation process was discussed. During the abatement period, topics requiring more detail and explanation by Patriot personnel arose, including the following areas: land table, neighborhood changes, grade changes, living area issues such as for properties on Robinson Drive and others, and factors in the calculation tables including partitions/insulation/electric. Further discussion on these and other

topics will take place at upcoming Board meetings and Patriot Properties will be contacted to get their input in the near future.

6. Signatures were completed as required.

Adjournment:

John Linz made a motion to adjourn the Open Meeting, seconded by Ron Cordes. There was no discussion on the motion and all members present voted in the affirmative. The meeting was adjourned at 10:00 pm.

Bruce Morgan, Associate Assessor

Approved by the BOA May 23, 2012

John Linz, Clerk